\$2,800,000 - 2250 17a Street Sw, Calgary

MLS® #A2217794

\$2,800,000

0 Bedroom, 0.00 Bathroom, Land on 0.47 Acres

Bankview, Calgary, Alberta

Price reduced by \$100k! Opportunity to acquire an infill multi-residential development site (the "Site―) located in the desirable Bankview neighbourhood of Southwest Calgary. The inner-city location in the popular Bankview neighbourhood allows for quick access to

the shops and restaurants of both Marda Loop and the 17th Avenue Arts & Entertainment District. The rapidly gentrifying community is popular with both renter and home owners given its convenient inner-city location and proximity to the downtown core. The 0.47 acre Site is rectangular in shape and stretches between 17A and 17B offering street front access on both street elevations. The zoning is M-CG d111 Multi-residential - Contextual Grade-Oriented with a recently approved Development Permit (April 2025) for the development of a three-building, 24 one-bedroom suite "stacked townhouse― style development. This is an exceptional opportunity to secure a high quality infill development site with an in-place development permit in Calgary's robust multi-residential market.





Essential Information

MLS® # A2217794 Price \$2,800,000

Bathrooms 0.00

Acres 0.47

Type Land

Sub-Type Commercial Land

Status Active

Community Information

Address 2250 17a Street Sw

Subdivision Bankview

City Calgary
County Calgary

Province Alberta

Postal Code T2T 4S1

Exterior

Lot Description City Lot, Cleared

Additional Information

Date Listed May 13th, 2025

Days on Market 176
Zoning M-CG

Listing Details

Listing Office Honestdoor Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.